

**OWNER'S CERTIFICATE AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF DENTON; WHEREAS WE, Robyn Ferrier-Watson and Sandra Ferrier-Watson, are the owners of that certain lot, tract, or parcel of land situated in the Bartlett Eaves Survey Abstract Number 388 in the Town of Shady Shores, Denton County, Texas, being all of Lots 6 through 10, Block 35, all of Lots 13 and 14, Block 40, all of lots 1 through 7, Block 41 of Shady Shores Subdivision an addition to the Town of Shady Shores, Denton County, Texas according to the plat thereof recorded in Volume 1, Page 32, Plat Records, Denton County, Texas, and being a part of 8th Street (unimproved) and being a part of 9th Street (unimproved), and being all of Lot 4-A, Block 40 of Shady Shores Subdivision, an addition to the Town of Shady Shores, Denton County, Texas according to the replat thereof recorded in Cabinet W, Page 819, Plat Records, Denton County, Texas and being all that certain tract of land conveyed by deed from Mary Manley to Robyn Ferrier-Watson and Sandra Ferrier-Watson recorded under Clerk's File Number 94-R0066641, Real Property Records, Denton County, Texas, and being more particularly described as follows:  
 BEGINNING at an iron rod set for corner in the west line of that certain tract of land conveyed by deed to the United States of America, said point being the northeast corner of Lot 11 in said Block 35 of said Shady Shores Subdivision;

THENCE N 88° 03' 01" W, 130.00 feet with the north line of Lots 11 through 14 in said Block 35 to an iron rod set for corner, said point being the southeast corner of Lot 5 in said Block 35;

THENCE N 00° 58' 23" E, 66.02 feet with the east line of said Lot 5 to an iron rod found for corner in the north line of said 8th Street, said point being the southeast corner of Lot 14 in said Block 40 of said Shady Shores Subdivision;

THENCE N 87° 43' 05" W, 25.00 feet with said north line of said 8th Street to an iron rod set for corner, said point being the southeast corner of Lot 15 in said Block 40;

THENCE N 01° 34' 47" E, 49.68 feet with the east line of said Lot 15 to an iron rod found for corner, said point being the northeast corner of said Lot 15;

THENCE N 88° 13' 39" W, 14.60 feet with the north line of said Lot 15 to an iron rod found for corner;

THENCE N 02° 16' 41" E, 65.99 feet to an iron rod set for corner in the north line of said 9th Street;

THENCE N 87° 53' 53" W, 63.00 feet with said north line of said 9th Street to an iron rod set for corner in the east line of June Street, a public roadway, said point being the southwest corner of Lot 1 in said Block 41 of said Shady Shores Subdivision;

THENCE N 11° 53' 18" E, 55.15 feet with said east line of said June Street to an iron rod set for corner in the north line of said June Street, said point being the northwest corner of said Lot 1 in said Block 41 of said Shady Shores Subdivision;

THENCE N 87° 25' 45" W, 30.70 feet with said north line of said June Street and with the north line of Lot 8 in Block 42 of said Shady Shores Subdivision to a United States Army Corps of Engineers monument for corner;

THENCE N 02° 52' 12" E, 150.00 feet to an iron rod set for corner;

THENCE S 87° 12' 38" E, 275.00 feet to a United States Army Corps of engineers monument for corner;

THENCE S 02° 20' 33" W, 150.53 feet to a United States Army Corps of engineers monument for corner;

THENCE N 88° 22' 15" W, 85.80 feet to a United States Army Corps of engineers monument for corner;

THENCE S 16° 40' 24" E, 233.06 feet to a United States Army Corps of engineers monument for corner;

THENCE S 38° 33' 00" W, 17.03 feet to the PLACE OF BEGINNING and containing 1.728 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT WE, the aforesaid do hereby adopt this plat designating the herein above tract as LOT 1-A, BLOCK 40, SHADY SHORES SUBDIVISION, an addition to the Town of Shady Shores, Denton County, Texas, and do hereby dedicate to the public use forever all road and utility easements, drainage easements, and streets as shown hereon. All and any public utilities shall have the full right to remove and keep removed all growths which may endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of procuring the permission of anyone.

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2015

Robyn Ferrier-Watson  
 STATE OF TEXAS  
 COUNTY OF DENTON:  
 This instrument was acknowledged before me on \_\_\_\_\_, 2015 by Robyn Ferrier-Watson.

NOTARY PUBLIC  
 STATE OF TEXAS  
 My commission expires \_\_\_\_\_  
 WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2015

Sandra Ferrier-Watson  
 STATE OF TEXAS  
 COUNTY OF DENTON:  
 This instrument was acknowledged before me on \_\_\_\_\_, 2015 by Sandra Ferrier-Watson.

NOTARY PUBLIC  
 STATE OF TEXAS  
 My commission expires \_\_\_\_\_

RECOMMENDED FOR APPROVAL  
 Recommended for approval this \_\_\_\_ day of \_\_\_\_\_ A. D. 2015 by the Planning and Zoning Commission, Town of Shady Shores

Chairperson, Planning and Zoning, Town of Shady Shores  
 APPROVED  
 Approved this \_\_\_\_ day of \_\_\_\_\_ A. D. 2015 by the Town Council, Town of Shady Shores

Mayor, Town of Shady Shores  
 ATTESTED

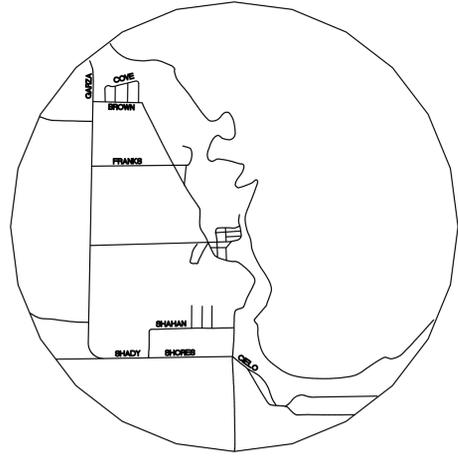
Town Secretary  
 CERTIFICATE OF SURVEYOR

I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Jerald D. Yensan  
 Registered Professional Land Surveyor No. 4561

NOTES:  
 1. The purpose of this Plat is to combine multiple lots into a single Lot to obtain a single tax certificate. No new construction is proposed

**PROJECT LOCATION**



**VICINITY MAP**  
 SCALE 1" = 2000'

- LEGEND**
- P.U.E. = PUBLIC UTILITY EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - S.Y.S.L. = SIDE YARD SETBACK LINE
  - B.L. = BUILDING LINE
  - R.Y.S.L. = REAR YARD SETBACK LINE
  - C/W = CONCRETE SIDEWALK
  - W/V = WATER VALVE
  - W/M = WATER METER
  - F.I.R. = FOUND IRON ROD
  - S.I.R. = SET IRON ROD



**FINAL PLAT**  
 LOT 1-A, BLOCK 40 OF  
 SHADY SHORES SUBDIVISION  
 BEING 1.728 ACRES IN THE  
 B. EAVES SURVEY A-388  
 TOWN OF SHADY SHORES  
 DENTON COUNTY, TEXAS

**LANDMARK SURVEYORS, L.L.C.**  
 4238 T-35 NORTH  
 DENTON, TEXAS 76207  
 (940) 382-4016  
 (940) 387-9784  
 TX FIRM REGISTRATION NO. 10098600

DRAWN BY: BTH SCALE: 1"=20' DATE: 10 DECEMBER, 2014 JOB NO: 143091

OWNER/DEVELOPER  
 ROBYN FERRIER WATSON  
 SANDRA FERRIER WATSON  
 306 E. 9TH STREET  
 SHADY SHORES, TX 76208  
 (940) 367-3930

SURVEYOR  
 LANDMARK SURVEYORS  
 4238 I-35 N  
 DENTON, TEXAS 76207  
 (940) 382-4016